Fill in this information to identify the case:

Debtor 1: Hortense C. Tippett

Debtor 2 (Spouse, if filing): ____

United States Bankruptcy Court for the: EASTERN District of PA (State)

Case number: 24-11685-amc

Official Form 410S2

Notice of Postpetition Mortgage Fees, Expenses, and Charges 12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

Name of creditor: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1

Court claim no. (if known): 2

Last 4 digits of any number you use to identify the debtor's account: 9648

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

☐ No

☒ Yes. Date of the last notice: 6 / 29 / 2024

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

Description	Dates incurred		Amount
1. Late charges		(1)	$
2. Non-sufficient funds (NSF) fees		(2)	$
3. Attorney fees		(3)	$
4. Filing fees and court costs		(4)	$
5. Bankruptcy/Proof of claim fees		(5)	$
6. Appraisal/Broker's price opinion fees		(6)	$
7. Property inspection fees		(7)	$
8. Tax advances (non-escrow)	Tax Advance 12/9/2024 IUPPER DARBY SCHOOL DISTRICT and UPPER DARBY TOWNSHIP	(8)	$ 7,519.06
9. Insurance advances (non-escrow)	Insurance Advance 12/09/24 for coverage period 11/13/24-11/13/25	(9)	$ 1,214.36
10. Property preservation expenses. Specify:____		(10)	$
11. Other. Specify:____		(11)	$
12. Other. Specify:____		(12)	$
13. Other. Specify:____		(13)	$
14. Other. Specify:____		(14)	$

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid. See 11 U.S.C. § 1322(b)(5) and Bankruptcy Rule 3002.1.

Debtor 1 Hortense C. Tippett
First Name Middle Name Last Name

Case number (*if known*) 24-11685-amc

Part 2: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

✘ /s/ Andrew M. Lubin
Signature

Date 04/17/25

Print: Andrew M. Lubin
First Name Middle Name Last Name

Title Attorney for creditor

Company McCabe, Weisberg & Conway, LLC

Address 1420 Walnut Street, Suite 1501
Number Street
Philadelphia, PA 19102
City State ZIP Code

Contact phone (215) 790 – 1010

Email ecfmail@mwc-law.com

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Hortense C. Tippett Debtor(s) WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, or its Successor or Assignee Movant vs. Kenneth E. West, Trustee Hortense C. Tippett Respondent(s)	Chapter 13 Bankruptcy No. 24-11685-amc

CERTIFICATION OF SERVICE OF NOTICE OF POSTPETITION MORTGAGE FEES, EXPENSES, AND CHARGES

I, Andrew M. Lubin, attorney for WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, hereby certify that I served a true and correct copy of the foregoing Notice of Postpetition Mortgage Fees, Expenses, and Charges, by United States Mail, first class, postage prepaid, and/or electronic means, upon the following:

Date Served: 04/17/25

Hortense C. Tippett
346 Congress Avenue
Lansdowne, Pennsylvania
19050

United States Trustee
Office of United States
Trustee
Robert N.C. Nix Federal
Building
900 Market Street
Suite 320
Philadelphia, PA 19107

Michael A. Cibik, Esquire
Cibik & Cataldo
1500 Walnut Street
Suite 900
Philadelphia, Pennsylvania
19102
Attorney for Debtor

Kenneth E. West
Office of the Chapter 13
Standing Trustee
190 N. Independence Mall
West
Suite 701
Philadelphia, Pennsylvania
19106
Trustee

/s/ Andrew M. Lubin
MARISA MYERS COHEN, ESQUIRE ID #87830
ANDREW M. LUBIN, ESQUIRE ID # 54297
Attorney for WILMINGTON SAVINGS FUND SOCIETY,

FSB, not individually but solely as trustee for FINANCE
OF AMERICA STRUCTURED SECURITIES
ACQUISITION TRUST 2019-HB1
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
Telephone: (215) 790-1010
Facsimile: (215) 790-1274
Email: ecfmail@mwc-law.com

LERETA

Reverse MTG Servicing Dept - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona CA 91768
(800) 537-3821

EastWest Bank

[redacted]

Date 12/9/2024 Pay Amount ************296.40*

Pay *TWO HUNDRED NINETY-SIX AND 40 / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

9-137

Rachel Patterson

Security features Details on back

[redacted]

[redacted]

[redacted]

LERETA Reverse MTG Servicing Dept. - Mortgage
C/O: LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona CA 91768
(800) 537-3821

EastWest Bank [redacted]

Date 12/9/2024 **Pay Amount** ************387.15*

Pay *THREE HUNDRED EIGHTY-SEVEN AND 15 / 100

UPPER DARBY SCHOOL DISTRICT
UPPER DARBY SD
PO BOX 13925
PHILADELPHIA, PA 19101

[redacted]

[redacted]

[redacted]

[redacted]

LERETA

Reverse MTG Servicing Dept - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona, CA 91768
(800) 537-3821

EastWest Bank

[redacted]

Date 12/9/2024 Pay Amount ************590 00*

Pay *FIVE HUNDRED NINETY AND XX / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

Rachel Patterson

Security features. Details on back

[redacted]

[redacted]

[redacted]

LERETA
Reverse MTG Servicing Dept - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona CA 91768
(800) 537-3821

EastWest Bank

[redacted]

Date 12/9/2024 Pay Amount **********2,374 01*

Pay *TWO THOUSAND THREE HUNDRED SEVENTY-FOUR AND 01 / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

Rachel Patterson

Security features Details on back

[redacted]

Remotely Captured
ENDORSE HERE
FOR DEPOSIT ONLY
Santander Bank N.A.
211475039

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE ____________________

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

[redacted]

LERETA- Reverse MTG Servicing Dept - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona, CA 91768
(800) 537-3821

EastWest Bank

[redacted]

Date 12/9/2024 **Pay Amount** **********3,871.50*

Pay *THREE THOUSAND EIGHT HUNDRED SEVENTY-ONE AND 50 / 100

UPPER DARBY SCHOOL DISTRICT
UPPER DARBY SD
PO BOX 13925
PHILADELPHIA, PA 19101

[redacted]

[redacted]

[redacted]

[redacted]

Upper Darby Township

REAL ESTATE, SEWER & RUBBISH CERTIFICATIONS

100 Garrett Rd Rm 102
Upper Darby, PA 19082
Phone: 610-734-7603

03/07/2025

TIPPETT HORTENSE C
346 CONGRESS AVE
LANSDOWNE, PA 19050
MARCH FIGURES

Property Address: 346 CONGRESS AVE

FOLIO	OWNER	ASSESSMENT	SEWER	TRASH
[redacted]	TIPPETT HORTENSE C	[redacted]	1	1

REAL ESTATE TAX PAYMENT BREAK DOWN FOR THE PAST 5 YEARS ARE AS FOLLOWS:

YEAR	BALANCE	PAID	DATE PAID
2025	2,326.53		
2024	PAID	2,611.41	12/17/2024
2023	PAID	2,238.57	03/23/2023
2022	PAID	2,180.50	03/21/2022
2021	PAID	2,180.50	

RE Tax due by 3-31-2025

SEWER AND TRASH BALANCES ARE AS FOLLOWS:

YEAR	DESCRIPTION	UNITS	BALANCE	PAID	DATE PAID	LIEN #
2025	SEWER	1	280.00	0.00		
2025	TRASH 2025	1	325.00	0.00		
2023	SEWER	1	286.00	0.00		
2023	TRASH	1	330.00	0.00		
2022	SEWER	1	269.50	0.00		
2022	TRASH	1	308.00	0.00		

2025

$ 605.00 due by 5-31-2025

P

Contact Portnoff Law

TOTALS:

SEWER ------

TRASH ------

Tax Certification prepared for:

Lereta

emailed and/or faxed to:

mail return, envelope provided

$25.00 pd

[redacted]

Tax Type: SCHOOL RE
School District: UPPER DARBY SCHOOL DISTRICT
Township: UPPER DARBY TOWNSHIP

Tax Certification

UPPER DARBY SCHOOL DISTRICT
8201 LANSDOWNE AVE
UPPER DARBY, PA 19082

NAME: TIPPETT HORTENSE C
PROPERTY LOC: 346 CONGRESS AVE
MAILING LOC: 346 CONGRESS AVE
LANSDOWNE PA 19050

PIN NUMBER: [redacted]
PROPERTY #: N/A
ASSESSMENT: 169,330

			BILL INFORMATION					PAYMENT INFORMATION		
TAX YEAR	BILL DATE	TERM	BILL #	ITEM DESC	DISCOUNT	FLAT	PENALTY	DATE	AMOUNT	BILL STATUS
2024/2025	07/01/2024	12	123907		$3,794.07	$3,871.50	$4,258.65	01/27/2025	$4,258.65	BILL IS PAID IN FULL
TAX RELIEF: 510.10										
2023/2024	07/01/2023	12	15730		$3,748.34	$3,824.84	$4,207.32	08/29/2023	$3,748.34	BILL IS PAID IN FULL
TAX RELIEF: 429.14										
2022/2023	07/01/2022	12	15726		$3,702.99	$3,778.56	$4,156.42	08/29/2022	$3,702.99	BILL IS PAID IN FULL
TAX RELIEF: 433.30										
2021/2022	07/01/2021	12	15728		$3,743.92	$3,820.33	$4,202.36	08/24/2021	$1,273.45	LIEN ON BALANCE/ CONTACT TAX CLAIM, 610-891-4282
TAX RELIEF: 349.83										

COMMENTS:
This is to certify that the information listed above is an accurate statement of the school real estate taxes assessed and payments recorded during the tax years indicated, for the parcel of real estate identified herein.

School tax due dates: Discount 8/31, Flat 10/31 and Penalty 1/31. This tax certification is not to be considered a school tax bill to be used for payment.

THE 2024 SCHOOL TAXES BILLS WERE MAILED OUT ON 7/1/2024. All tax payments must include a current school tax bill. The school tax payment and bill are to be mailed to the address listed on the bill: PO Box 13925, Philadelphia, PA 19101. School tax payments are not to be sent to any administrative office of the Upper Darby School District. Tax certifications are not considered bills.

CERTIFICATION FEE: $ 35.00

CERTIFIED BY: